

WETTERAU FOODS, INC. (MAET)



CHICAGO TITLE INSURANCE COMPANY

REGIONAL MANAGER — AGENCIES (INDIANA, KENTUCKY, WEST VIRGINIA)

11 NORTH PENNSYLVANIA AVENUE • TELEPHONE 639-1173 • INDIANAPOLIS, INDIANA 46204

September 30, 1965

Registered Mail

Mr. John T. Stapleton
Calvert Building
West Side of Square
Bloomington, Indiana

Dear Mr. Stapleton:

Enclosed herewith is copy of survey dated August 4, 1965 and copy of my letter to Wetterau Foods, Inc. setting out a composite legal description of Tracts 1 and 2.

I will certainly appreciate your contacting me as soon as possible with your comments on the correctness of the composite legal description contained in my letter. As I mentioned on the phone, I am obligated to provide a final legal description for the closing of this transaction, which closing has been set for Monday morning, October 4, 1965.

You may direct your charges on this to the undersigned.

Very truly yours,

Bill to Joseph F. Burke
Joseph F. Burke

JFB/cdb

Enc.

CHICAGO TITLE INSURANCE COMPANY

BILL

September 29, 1965

Mr. Robert Schneider
Attorney
Wetterau Foods, Inc.
7100 Hazelwood Avenue
Hazelwood, Missouri

Re: CTIC No. 49-349
Monroe County, Indiana

Dear Mr. Schneider:

Please be advised that following the recording of deeds to parcels 1 and 2 of the captioned binder dated September 17, 1965, our policy will issue on the following legal description:

A part of the Northeast quarter of the Northwest quarter of Section One (1) Township Eight (8) North, Range Two (2) West, in Monroe County, Indiana, bounded and described as follows:

Beginning at a point that is 223.03 feet west and 333.0417 feet south of the northeast corner of said quarter quarter, said point being at the southwest corner of the tract of land heretofore conveyed to James Ross Williams, Jr., and others, as set out in Deed Record 146 at page 495 of the records of the Recorder of Monroe County, Indiana; thence north two hundred ninety-six and seventy-seven hundredths (296.77) feet along the west line of the tracts conveyed to James Ross Williams, Jr., and others, in Deed Record 146 at page 495 of the records of the Recorder of Monroe County, Indiana, and the Ohio Oil Company, as described in the deed set out in Deed Record 142 at page 152 of the records of the Recorder of Monroe County, Indiana, and to the south right of way line of State Highway No. 48; thence running north eighty-nine (89) degrees and two (2) minutes west over and along the said south right of way line for a

CHICAGO TITLE INSURANCE COMPANY

Mr. Robert Schneider

September 29, 1965

Page 2.

distance of two hundred seventy (270) feet; thence running south for two hundred ninety-nine and fifty-one hundredths (299.51) feet and to the south line of a twenty (20) foot easement running east and west; thence running north eighty-nine (89) degrees twenty-five (25) minutes east over and along the said south line of the said twenty (20) foot easement for two hundred seventy (270) feet to the place of beginning.

Very truly yours,

Joseph F. Burke

JFB/cdb

cc: Dick Milton

COPY


June 15, 1966

First Highland Corp. To
Monroe County Bank
Tract #4

A part of the northeast quarter of the northwest quarter of section 1, T8N; R2W, Monroe County, Indiana.

Beginning at a point that is 744.72 feet west and 40 feet south of the northeast corner of the said quarter quarter, thence running west for 112.2 feet and to the east right of way line of Hickory Leaf Drive, thence running south 1 degree and 30 minutes east over and along the said east right of way line of Hickory Leaf Drive for 200 feet, thence running east for 108.2 feet, thence running north for 200 feet and to the place of beginning.

Containing in all 0.506 acres more or less.

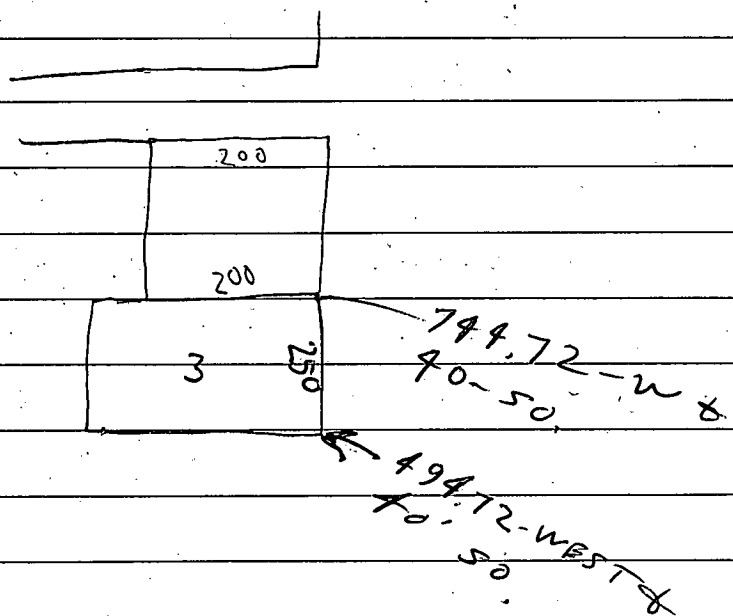

Civil Engineer & Land Surveyor

TEAC 7423
1st Highland Corp to H&ET 12-6-1965

A PART OF THE N.E. $\frac{1}{4}$ OF THE N.W. $\frac{1}{4}$ OF SECTION 11
1-78N; REW-IN MONROE COUNTY, INDIANA.

BEGINNING AT POINT THIS IS 494.72 FT. WEST
+ 40 FT. SOUTH OF THE N.E. COR OF THE SAID $\frac{1}{4}$ - $\frac{1}{4}$;
THENCE RUNNING WEST FOR 250 FT; THENCE RUNNING
SOUTH FOR 302 FT. + TO THE SOUTH LINE OF A
20 FT. EASEMENT; THENCE RUNNING NORTH $89^{\circ}-25'$ MIN.
EAST ~~FOR~~ & ALONG THE SAID SOUTH LINE OF
THE SAID 20 FT. EASEMENT FOR A DISTANCE OF
250 FT. THENCE LEAVING THE SAID SOUTH LINE
OF THE SAID 20 FT. EASEMENT & RUNNING
NORTH FOR 299.51 FT. + TO THE PLACE OR
BEGINNING. CONTAINING IN ALL ^{2.07} ACRES \pm

JTS



$$\begin{array}{r} 494.72 \\ - 250 \\ \hline 244.72 \end{array}$$

John: I talked with Chicago Title and they
tell me they won't -

- (1) The leguiny joint of both descriptions
set out on the plat.
- (2) both descriptions set out on the
plat - referred to as Tract I &
Tract II - & so designated on
the plat and the description.
- (3) a certificate that the two tracts
are contiguous,

LB

A PART OF THE EAST $\frac{1}{2}$ OF THE SOUTH EAST $\frac{1}{4}$,
SECTION - 10, TOWNSHIP - 9 NORTH, RANGE - 2 WEST, IN
MONROE CO. IND. FURTHER DESCRIBED AS FOLLOWS
TO-WIT: BEGINNING AT A POINT IN THE CENTER OF
A PUBLIC HIGHWAY, NOW OR FORMERLY KNOWN AS STATE
ROAD 46, SAID POINT BEING FIVE HUNDRED EIGHTEEN FEET
NORTH OF THE SOUTHEAST CORNER OF SAID SECTION - 10;
RUNNING THENCE NORTH (2) DEGREES, WEST 1485 FEET TO A
POINT; THENCE NORTH 189 DEGREES, 40 MINUTES WEST, 1239
FEET TO THE CENTER LINE OF THE CHICAGO, INDIANAPOLIS &
LOUISVILLE (MONON) RAILROAD; THENCE ON & ALONG SAID CENTER
LINE OF SAID RAILROAD, SOUTH (37) DEGREES, (30) MINUTES, EAST
300 FEET TO A POINT; THENCE CONTINUING ON & ALONG THE
CENTER LINE OF SAID RAILROAD SOUTH (33) DEGREES, (30) MINUTE
EAST, 300 FEET TO A POINT; THENCE FOLLOWING ON &
ALONG & OF SAID RAILROAD, SOUTH (27) DEGREES, EAST
411 FEET TO THE INTERSECTION OF SAID RAILROAD WITH THE
& OF ABOVE MENTIONED STATE ROAD 46; THENCE ON & ALONG
& OF SAID STATE ROAD, SOUTH (50) DEGREES, EAST 982 FEET
TO THE PLACE OF BEGINNING. INCLUDING THEREIN ($\frac{1}{8}$) ACRE
IN A SQUARE SHAPE RESERVED FOR A GRAVE YARD.

(24.2) ACRES MORE OR LESS, AFTER
DEDUCTING RAILROAD RIGHT-OF-WAY.

$$\begin{array}{r} 458.43 \\ 457.61 \\ \hline .82 \end{array}$$

$$\begin{array}{r} 498.15 \\ 457.23 \\ \hline .91 \end{array}$$

$$\begin{array}{r} 51 \\ 48 \\ \hline 43 \end{array}$$

$$\begin{array}{r} 458.87 \\ 17 \\ \hline 10 \end{array}$$

$$\begin{array}{r} 458.87 \\ 33 \\ \hline 455.72 \end{array}$$

$$\begin{array}{r} 497.03 \\ 496.48 \\ \hline .55 \end{array}$$

$$\begin{array}{r} 496.48 \\ 30 \\ \hline \end{array}$$

$$\begin{array}{r} 458.75 \\ 41 \\ \hline 34 \end{array}$$

$$\begin{array}{r} 457.33 \\ 456.05 \\ \hline 2.8 \end{array}$$

$$\begin{array}{r} 458.75 \\ 33 \\ \hline 10 \end{array}$$

$$\begin{array}{r} 457.87 \\ 457.45 \\ \hline 42 \end{array}$$

$$\begin{array}{r} 458.43 \\ 457.61 \\ \hline 82 \end{array}$$

$$\begin{array}{r} 456.05 \\ 30 \\ \hline 455.75 \end{array}$$

$$457.87$$

$$457.61$$

$$\begin{array}{r} 458.15 \\ 457.23 \\ \hline .92 \end{array}$$

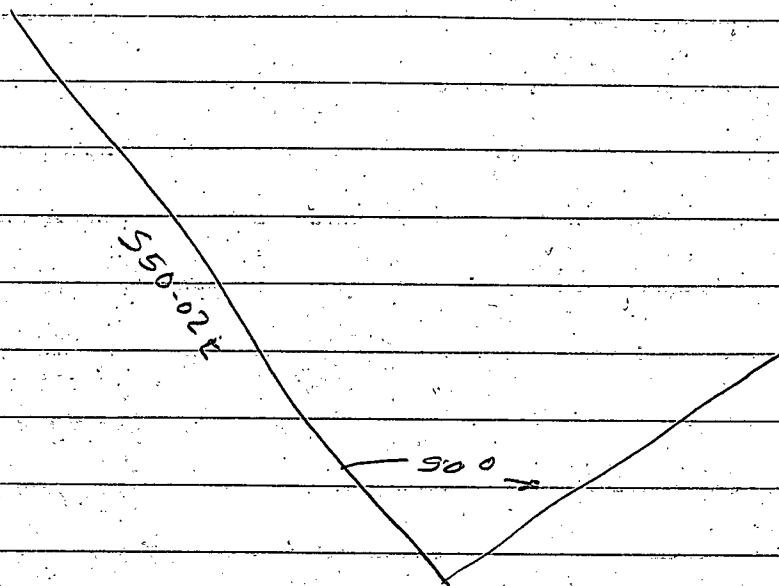
$$\begin{array}{r} 456.79 \\ 70 \\ \hline 456.09 \end{array}$$

$$\begin{array}{r} 456.09 \\ 70 \\ \hline 455.39 \end{array}$$

$$\begin{array}{r} 457.03 \\ 456.91 \\ \hline 04 \end{array}$$

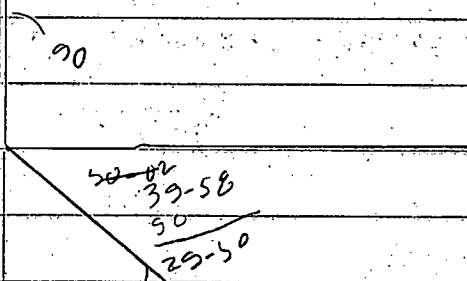
$$\begin{array}{r} 51 \\ 23 \\ \hline 48 \end{array}$$

7



}

89-60
50-02
 39-58



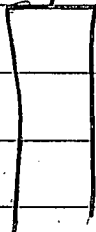
S-50-02E

480
360
120

ELEV. - 485.23
481.65
3.58

360
360
720

360
120



481.65

235
60
295

480
270

660

26-30

ANGLE = 26-30 = 13-15

TANG. = 660 ft

RADIUS = 2559.75

D = 2-12 CURVE

270

405

360

430
20
450

1019.23

360
62
422

2600) 5000
2600
2400
23400

6600
5200
6000
7800
800

423
360
123

3.9375
660
2362500
236250
25987500

01923
2
103846

01923
01923
03846

EXCEPTION

TO-WIT = ~~A PART~~ A PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION - 10 TOWNSHIP - 9 NORTH, RANGE (2) WEST, BEGINNING AT A POINT THAT IS 518 FEET NORTH OF THE SOUTHEAST CORNER OF THE SAID SOUTHEAST $\frac{1}{4}$ & IN THE $\frac{1}{2}$ OF STATE HIGHWAY NUMBER 46; THENCE RUNNING NORTH (11) DEGREES (45) MINUTES WEST FOR A ~~OF~~ DISTANCE OF 905 FEET; THENCE RUNNING SOUTH (65) DEGREES WEST FOR A DISTANCE OF (437 $\frac{1}{2}$) FEET; THENCE RUNNING SOUTH (48) DEGREES (30) MINUTES WEST FOR A DISTANCE OF (296.75) FEET & TO THE $\frac{1}{2}$ OF STATE ROAD 46; THENCE RUNNING SOUTH (49) DEGREES EAST OVER & ALONG THE $\frac{1}{2}$ OF SAID STATE HIGHWAY - 46 FOR A DISTANCE OF 831 $\frac{1}{2}$ FEET, & TO THE PLACE OF BEGINNING,

6.8 ACRES, MORE OR LESS

SCHEDULE A

A part of the southeast quarter of Section 10, Township 9 North, Range 2 West, in Monroe County, Indiana: Beginning at a point that is 1638.95 feet north and 1289.619 feet west of the southeast corner of the said southeast quarter and on the north right of way line of State Road number 46; thence running north a distance of 172.00 feet 50 degrees-02 minutes west over and along the said north right of way line to a point which is the true point of beginning; thence running north 50 degrees-02 minutes west over and along the said north right of way line for a distance of 53.00 feet; thence leaving the said north right of way line and running north for a distance of 383 feet, more or less, to a point on the south right of way of the Monon Railroad, which is formed by an arc of 0 degrees-57 minutes-18 seconds curve; thence running in a southeasterly direction over and along the said curve (the same being the south right of way line of the said Monon Railroad) 303.5 feet, more or less, to a point on the said south right of way line of the Monon Railroad which point is north 39 degrees-58 minutes east, a distance of 262 feet, more or less, from the true point of beginning; thence running south 39 degrees-58 minutes west, a distance of 262 feet, more or less, to the true point of beginning, subject to a 25 foot wide easement and building setback restrictions contained in a deed of even date herewith pertaining to property immediately to the southeast of the southeast boundary line of the herein described real estate.

WETTERAU FOODS INC.,
Loan Survey

Nov. 16, 1964

I, the undersigned, a licensed civil engineer and surveyor in the State of Indiana, do hereby certify that the plat attached herewith is a true representation of the following described real estate:-

A part of the southeast quarter of section 10-T9N;R2W-1n Monroe County, Indiana. Beginning at a point that is 1638.95 feet north and 1289.619 feet west of the southeast corner on the said southeast quarter ~~_____~~, and on the north right of way line of State Road number 46; thence running north 50 degrees-02 minutes west over and along the said north right of way line for 225 feet; thence leaving the said north right of way line and running north for 383 feet, and to the south right of way line of the Monon Railroad; thence running in a southeasterly direction over and along the said curve (the same being the south right of way line of the said Monon Railroad) for 480.5 feet; thence leaving the said south right of way line of the said Monon Railroad and running south 39 degrees-58 minutes west for 221 feet, and to the place of beginning. Containing in all 2.007 acres, more or less.

I further certify that the improvements situated upon the above described real estate, are as shown the attached plat.

John T. Seapeltzer
Civil Engineer & Surveyor

TRACT NO. 1

ABSTRACT OF TITLE to the following described real estate in Monroe County, State of Indiana, to-wit:

A part of the Northeast Quarter of the Northwest Quarter of Section One(1) Township Eight (8) North, Range Two (2) West, bounded and described as follows, to-wit:

Beginning at a point that is 223.03 feet West and 333.0417 feet South of the Northeast corner of said quarter quarter, said point being at the Southwest corner of the tract of land heretofore conveyed by the grantor to James Ross Williams, Jr., and others, as set out in Deed Record 146 at page 495 of the records of the Recorder of Monroe County, Indiana; thence North Two Hundred Ninety-six and Seventy-seven hundredths (296.77) feet along the West line of the tracts conveyed to James Ross Williams, Jr., and others, in Deed Record 146 at page 495 of the records of the Recorder of Monroe County, Indiana, and the Ohio Oil Company, as described in the deed set out in Deed Record 142 at page 152 of the records of the Recorder of Monroe County Indiana, and to the South right of way line of State Highway No. 48; thence running North eighty-nine (89) degrees and two (02) minutes West over and along the said South right of way line for a distance of One Hundred Twenty (120) feet; thence leaving the said South right of way line and running South for a distance of Two Hundred Ninety-eight (298) feet; thence running North eighty-nine (89) degrees eleven (11) minutes East for a distance of One Hundred Twenty (120) feet, and to the place of beginning. Containing in all Seventy-seven hundredths (0.77) of an acre, more or less.

TRACT NO. 2

A part of the northeast quarter of the northwest quarter of Section one (1)-T8N;R2W- in Monroe County Indiana. Beginning at a point that is 344.72 feet west and 40 feet south of the northeast Corner of the said quarter quarter and on the south right of way line of State Road number 48; thence running west over and along the said right of way line for 150 feet; thence running south for 299.51 feet and to the south line of a twenty (20) foot easement running east and west; thence running north 89 degrees-25 minutes east over and along the said south line of the said twenty foot easement for 150 feet; thence leaving the south line of the said twenty foot easement and running north for 298 feet and to the place of beginning. Containing in all 1.03 acres, more or less.

I the undersigned, a licensed Civil Engineer and Surveyor in the State of Indiana, do hereby certify that from field measurements, existing locations and office computations I find TRACTS 1 and 2 to be contiguous.


CIVIL ENGINEER AND SURVEYOR

IS OUT -
ON BRIDGE CONSTRUCTION
EXPECT RETURN AROUND 11:00 AM

Leave Messages Here:-

Call ~~Donald~~ ~~Ryan~~ 252/431

John; call me when you can
3399111 - Leo Pastor

WILLIS WILEY - (2 COPIES)

WEATE

WETTERAU FOODS, INC.

7100 HAZELWOOD AVE 150.⁰⁰/₁₀₀

HAZELWOOD MO.

THEMO GAS CO. (APP. 6-8
WARREN PET. CO.

GROSSMAN - WEST. - 117-610

117-610

30
30
900
81
6300
8106
87300
23
261500
174600
2007900

117-610

JARREN PETROLEUM Co

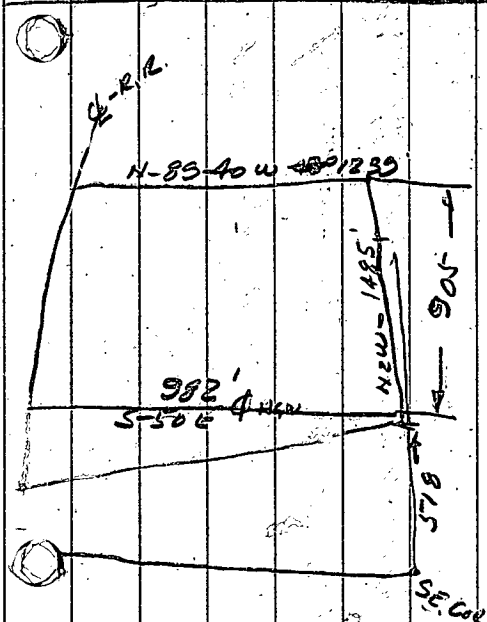
P4-E_{1/2}-SE_{1/4}-SEC 10, T8N, R2W

Req in E of PUBLIC HWY
(S.E. 46) - 518 FT NORTH

0/ S.E. COR - SEC. 10 - NORTH

2 DEG WEST 1485 FT, NORTH

83-40 W 1239 FT)



(2885) (S. 1085)

1485

1485

1485

1485

1485

1485

August 13, 1965

I.G.A. - 150' TRACT

TO BAKER

A PART OF THE NE 1/4 OF THE N.W. 1/4 OF SECTION ONE (1) T8N, R2W - IN MONROE COUNTY, INDIANA

BEGINNING AT A POINT THAT IS 344.72 FT WEST & 40 FT SOUTH OF NE CORNER OF THE 1/4 - 1/4 ON THE SOUTH R/W LINE OF STATE ROAD #48; THENCE

RUNNING WEST FOR 150 FT; THENCE RUNNING SOUTH FOR 279.51 FT & TO THE NORTH LINE OF ROFFEN A

20' EASEMENT RUNNING EAST & WEST; THENCE

RUNNING N-89-25E OVER & ALONG THE SAID NORTH LINE OF THE SAID 20 FT EASEMENT

FOR 150 FT; THEN LEAVING THE SAID NORTH LINE OF THE SAID 20 FT EASEMENT & RUNNING

NORTH FOR 278 FT & TO THE PLACE OF BEGINNING, CONTAINING IN ALL 100 ACRES, MORE OR LESS

144.37
120.00
264.37
79.75
344.72

JS

VOIDED-9-4-1965

JS

114.33
136.38
250.71
250.71

136.38
40.12
176.50

250.71
120.00
130.71
182.50
261.8

176.57

WETTERAU

CHICAGO TITLE INSURANCE COMPANY

August 27, 1965

Mr. John Stapleton
Stapleton Surveying and Engineering Service
107½ North College Street
Bloomington, Indiana

Re: CTIC No. 49-349
Wetterau Foods

Dear Mr. Stapleton:

Enclosed herewith is legal description to parcel 1 (title in First Highland Corporation) and parcel 2 (title in Laverne and Mildred Borton) both of which parcels are to be conveyed to Wetterau Foods Corporation. Not included in the legal description of parcel 1 enclosed herewith, but intended to be conveyed by First Highland Corporation to Wetterau Foods is the twenty foot Access and Utility Easement on the south boundary of parcel 1.

In accordance with our telephone conversation this morning, please provide me with a survey, showing all improvements, any encroachments, etc., of parcel 1 including the twenty foot Access and Utility Easement and parcel 2. Since each parcel will be conveyed to Wetterau by separate deeds, please include a separate legal description of each parcel on your survey. I would also appreciate your certifying on your survey that the parcels are contiguous.

Please forward this survey to me with four copies and send one copy to Mr. Leroy Baker, Evens, Baker, Barnhart and Andrews, 117½ West Fifth Street, Bloomington, Indiana.

If you have any questions on this matter, please do not hesitate to contact me.

C O P Y
Very truly yours,
Joseph F. Burke

JFB/cdb

Enc.

cc: Mr. Leroy Baker ✓

*Parcel 2
Title in
Easement and
Mildred Barton*

A part of the Northeast Quarter of the Northwest Quarter of Section One (1) Township Eight (8) North, Range Two (2) West, bounded and described as follows, to-wit: Beginning at a point that is 223.03 feet West and 333.0417 feet South of the Northeast corner of said quarter, said point being at the Southwest corner of the tract of land heretofore conveyed by the grantor to James Ross Williams, Jr., and others, as set out in Deed Record 146 at page 495 of the records of the Recorder of Monroe County, Indiana; thence North Two Hundred Ninety-six and Seventy-seven hundredths (296.77) feet along the West line of the tract conveyed to James Ross Williams, Jr., and others, in Deed Record 146 at page 495 of the records of the Recorder of Monroe County, Indiana, and The Ohio Oil Company, as described in the deed set out in Deed Record 142 at page 152 of the records of the Recorder of Monroe County, Indiana, and to the South right of way line of State Highway No. 48; thence running North eighty-nine (89) degrees and two (02) minutes West over and along the said South right of way line for a distance of One Hundred Twenty (120) feet; thence leaving the said South right of way line and running South for a distance of Two Hundred Ninety-eight (298) feet; thence running North eighty-nine (89) degrees eleven (11) minutes East for a distance of One Hundred Twenty (120) feet, and to the place of beginning. Containing in all Seventy-seven hundredths (0.77) of an acre, more or less, by it shall be made to any

*Parcel 1
Title in Trust
Highland Corp*

A part of Block "A" in Highland Village Fourth Addition, in Monroe County, Indiana, and being a part of the Northeast quarter of the Northwest quarter of Section One (1), Township Eight (8) North, Range Two (2) West, in Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at a point that is Three Hundred Forty-four and Seventy-two hundredths (344.72) feet West and Forty (40) feet South of the Northeast corner of the said quarter quarter and on the South right of way line of State Road #48; thence running West for One Hundred Fifty (150) feet; thence running South for Two Hundred Seventy-nine and Fifty-one hundredths (279.51) feet and to the North line of the Twenty (20) foot Easement running East and West; thence running North Eighty-nine (89) degrees Twenty-five (25) minutes East over and along the said North line of the said Twenty (20) foot easement for One Hundred Fifty (150) feet; thence leaving the said North line of the said Twenty (20) foot easement and running North for Two Hundred Seventy-eight (278) feet and to the place of beginning, containing in all One (1.00) acre, more or less.

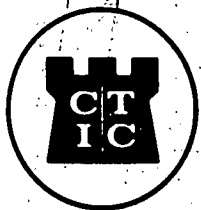
Parcel 2
Title in
Laverne and
Mildred Barton

3. ing shall
Fifty (1
4. Bank of
October
ing there
5. 1931
first
1965
amount of
title has
maining
addition
ing reeds
A.
five as
One
right of
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V.
W.
X.
Y.
Z.

A part of the Northeast Quarter of the Northwest Quarter of Section One (1) Township Eight (8) North, Range Two (2) West, bounded and described as follows, to-wit: Beginning at a point that is 223.03 feet West and 333.0417 feet South of the Northeast corner of said quarter quarter, said point being at the Southwest corner of the tract of land heretofore conveyed by the grantor to James Ross Williams, Jr., and others, as set out in Deed Record 146 at page 495 of the records of the Recorder of Monroe County, Indiana; thence North Two Hundred Ninety-six and Seventy-seven hundredths (296.77) feet along the West line of the tract as conveyed to James Ross Williams, Jr., and others, in Deed Record 146 at page 495 of the records of the Recorder of Monroe County, Indiana, and The Ohio Oil Company, as described in the deed set out in Deed Record 142 at page 152 of the records of the Recorder of Monroe County, Indiana, and to the South right of way line of State Highway No. 48; thence running North eighty-nine (89) degrees and two (02) minutes West over and along the said South right of way line for a distance of One Hundred Twenty (120) feet; thence leaving the said South right of way line and running South for a distance of Two Hundred Ninety-eight (298) feet; thence running North eighty-nine (89) degrees eleven (11) minutes East for a distance of One Hundred Twenty (120) feet, and to the place of beginning. Containing in all Seventy-seven hundredths (0.77) of an acre, more or less,

*Parcel 1
Title in Trust
Highland Corp.*

A part of Block "A" in Highland Village Fourth Addition, in Monroe County, Indiana, and being a part of the Northeast quarter of the Northwest quarter of Section One (1), Township Eight (8) North, Range Two (2) West, in Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at a point that is Three Hundred Forty-four and Seventy-two hundredths (344.72) feet West, and Forty (40) feet South of the Northeast corner of the said quarter quarter and on the South right of way line of State Road #48; thence running West for One Hundred Fifty (150) feet; thence running South for Two Hundred Seventy-nine and Fifty-one hundredths (279.51) feet and to the North line of the Twenty (20) foot Easement running East and West; thence running North Eighty-nine (89) degrees Twenty-five (25) minutes East over and along the said North line of the said Twenty (20) foot easement for One Hundred Fifty (150) feet; thence leaving the said North line of the said Twenty (20) foot easement and running North for Two Hundred Seventy-eight (278) feet and to the place of beginning, containing in all One (1.00) acre, more or less.



CHICAGO TITLE INSURANCE COMPANY

REGIONAL MANAGER — AGENCIES (INDIANA, KENTUCKY, WEST VIRGINIA)

11 NORTH PENNSYLVANIA AVENUE • TELEPHONE 639-1173 • INDIANAPOLIS, INDIANA 46204

August 27, 1965

Mr. John Stapleton
Stapleton Surveying and Engineering Service
107½ North College Street
Bloomington, Indiana

Re: CTIC No. 49-349
Wetterau Foods

Dear Mr. Stapleton:

Enclosed herewith is legal description to parcel 1 (title in First Highland Corporation) and parcel 2 (title in Laverne and Mildred Borton) both of which parcels are to be conveyed to Wetterau Foods Corporation. Not included in the legal description of parcel 1 enclosed herewith, but intended to be conveyed by First Highland Corporation to Wetterau Foods is the twenty foot Access and Utility Easement on the south boundary of parcel 1.

In accordance with our telephone conversation this morning, please provide me with a survey, showing all improvements, any encroachments, etc., of parcel 1 including the twenty foot Access and Utility Easement and parcel 2. Since each parcel will be conveyed to Wetterau by separate deeds, please include a separate legal description of each parcel on your survey. I would also appreciate your certifying on your survey that the parcels are contiguous.

Please forward this survey to me with four copies and send one copy to Mr. Leroy Baker, Evens, Baker, Barnhart and Andrews, 117½ West Fifth Street, Bloomington, Indiana.

If you have any questions on this matter, please do not hesitate to contact me.

Very truly yours,

Joseph F. Burke
Joseph F. Burke

JFB/cdb

Enc.

cc: Mr. Leroy Baker



CHICAGO TITLE INSURANCE COMPANY

REGIONAL MANAGER — AGENCIES (INDIANA, KENTUCKY, WEST VIRGINIA)

11 NORTH PENNSYLVANIA AVENUE • TELEPHONE 639-1173 • INDIANAPOLIS, INDIANA 46204

February 28, 1966

Mr. John T. Stapleton
Stapleton Surveying &
Engineering Service
107½ North College Street
Bloomington, Indiana

Dear Mr. Stapleton:

In connection with our telephone conversation this morning, I am enclosing your survey of November 26, 1965 with the following exhibits:

Exhibit 1: Legal description of 250 foot tract;

Exhibit 2: Legal description of 20 foot tract to be conveyed to Messrs Rueff and Poertner, present owners of tracts one and two;

Exhibit 3: Legal description of 230 foot tract to be conveyed to Mr. Hart;

Exhibit 4: Legal description of tract two on the enclosed survey presently owned by Messrs. Rueff and Poertner plus additional 20 feet intended to be conveyed to Rueff and Poertner.

I am quite certain that the legal descriptions contained in the enclosed exhibits agree with the enclosed survey. In light of our conversation this morning, however, I would appreciate your checking these legals against the survey, and please contact me or Leroy Baker at your earliest convenience if you find any corrections or amendments to be necessary.

Very truly yours,

Joseph F. Burke
Joseph F. Burke

JFB/cdb

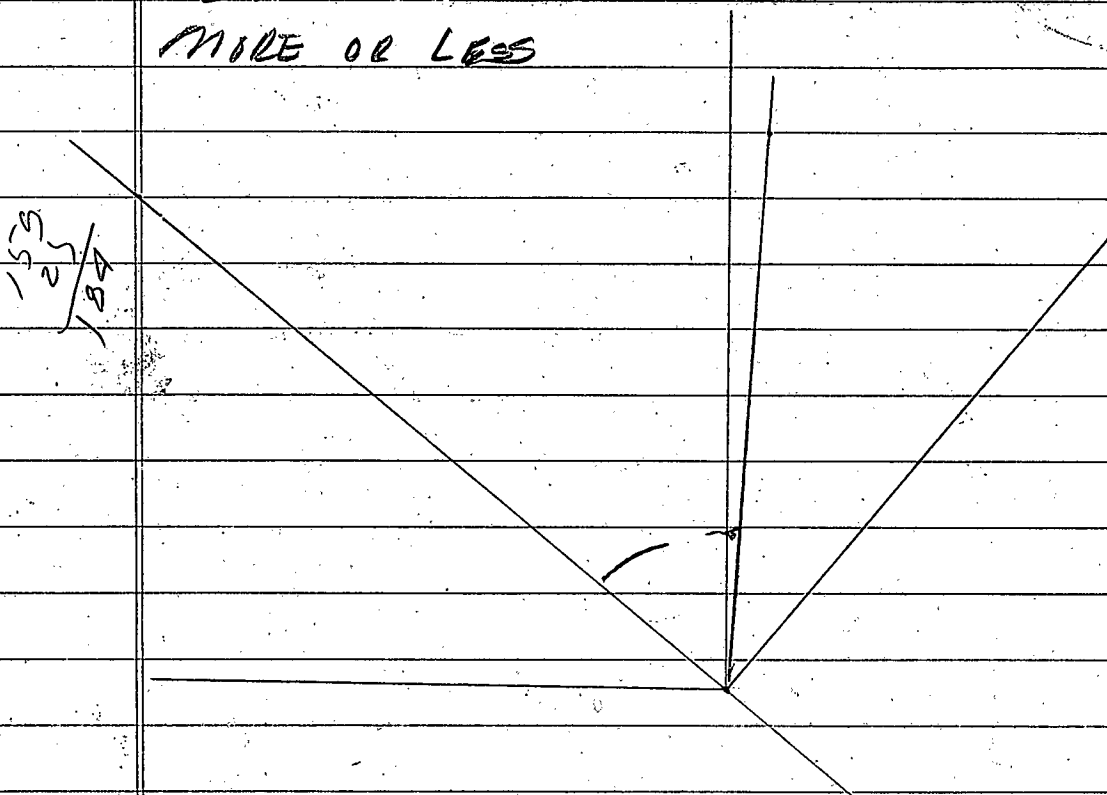
Enc.

cc: Mr. Leroy Baker

WETTERAU FOODS INC.,
DESCRIPTION

A PT. OF THE S.E. $\frac{1}{4}$ OF SECTION 10-T9N, R2W -
IN MONROE COUNTY, INDIANA.

BEGINNING AT A POINT THAT IS 1638.95 FT.
NORTH + 1289.612 FT. WEST OF THE S.E. COR. OF THE
SAID S.E. $\frac{1}{4}$ + ON THE NORTH R/W LINE OR S.R. #46,
THENCE RUNNING NORTH 50 DEGREES-02 MINUTES WEST
OVER + ALONG THE SAID NORTH R/W LINE FOR 225 FT.,
THENCE LEAVING THE SAID NORTH R/W LINE + RUNNING
NORTH FOR 383 FT. + TO THE SOUTH R/W LINE OF THE
MONON RAILROAD, WHICH IS ~~TO~~ FORMED BY AN ARC
OF ~~AN~~ 0 DEGREES-57 MINUTES-18" SECONDS CURVE
THENCE RUNNING IN A SOUTHEASTERLY DIRECTION
OVER AND ALONG THE CURVE, ~~THE SAME~~ BEING THE
SOUTH R/W LINE OF THE SAID MONON RAILROAD FOR
480.50 FT; THENCE LEAVING THE SAID SOUTH LINE OF
SAID MONON RAILROAD + RUNNING SOUTH 39 DEGREES
-58 MINUTES WEST FOR 221 FT. + TO THE PLACE OF
BEGINNING. CONTAINING IN ALL 2.007 ACRES
MORE OR LESS



IGA-150'-Tract
WETTERAU FOODS, INC.

August 24, 1965.

A part of the northeast quarter of the northwest quarter of Section one (1)-T8N;R2W-in Monroe County, Indiana. Beginning at a point that is 344.72 feet west and 40 feet south of the northeast Corner of the said quarter quarter and on the south right of way line of State Road number 48; thence running west over and along the said right of way line for 150 feet; thence running south for 299.51 feet and to the south line of a twenty (20) foot easement running east and west; thence running north 89 degrees-25 minutes east over and along the said south line of the said twenty foot easement for 150 feet; thence leaving the south line line of the said twenty foot easement and running north for 298 feet and to the place of beginning. Containing in all ~~2.283~~ 2.283 acres, more or less.

John T. Sapp

IGA-150'-Tract
WETTERAU FOODS, INC.

August 24, 1965

A part of the northeast quarter of the northwest quarter of Section one (1)-T8N;R2W-in Monroe County, Indiana. Beginning at a point that is 344.72 feet west and 40 feet south of the northeast corner of the said quarter quarter and on the south right of way line of State Road number 48; thence running west over and along the said right of way line for 150 feet; thence running south for 299.51 feet and to the south line of a twenty (20) foot easement running east and west; thence running north 89 degrees-25 minutes east over and along the said south line of the said twenty foot easement for 150 feet; thence leaving the south line line of the said twenty foot easement and running north for 298 feet and to the place of beginning. Containing in all 2.03 acres, more or less.

John T. Sapp

7664
 172
 15328
 53840
 7664
 131820

WEST - 750.610
 539.009
 1289.619

NORTH -

629.08
 518.00
 1147.08
 452.73
 1599.81
 39.14
 1638.95

85.60
 50.02
 35.58

7664
 982
 15328
 39312
 66976
 750.610

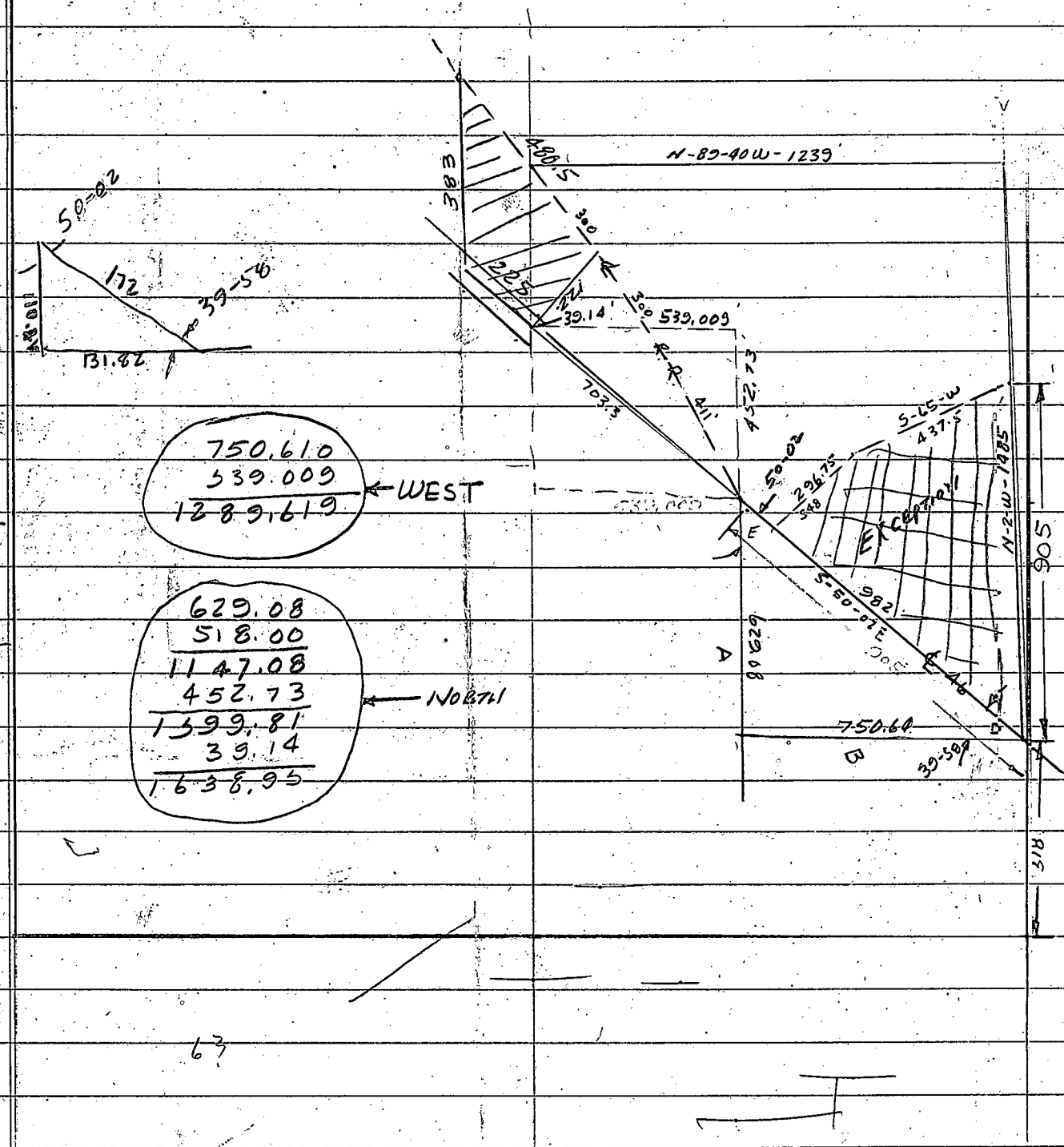
8 750.6
 8381
 7506
 60048
 22518
 60048
 629.07786

B x SEC. D = C

WETTERAU FOODS, INC.
 SURVEY

1.3047
 30
 39.1410

8381
 30
 25.1430



IGA-1501-Tract
METTERAU FOODS, INC.
TRACT NO. 2

August 24, 1965

A part of the northeast quarter of the northwest quarter of Section one (1)-T8N;R2E-in Monroe County, Indiana. Beginning at a point that is 344.72 feet west and 40 feet south of the northeast corner of the said quarter quarter and on the south right of way line of State Road number 48; thence running west over and along the said right of way line for 150 feet; thence running south for 299.51 feet and to the south line of a twenty (20) foot easement running east and west; thence running north 89 degrees-25 minutes east over and along the said south line of the said twenty foot easement for 150 feet; thence leaving the south line line of the said twenty foot easement and running north for 298 feet and to the place of beginning. Containing in all 3.53 acres, more or less.

C A P T I O N

ABSTRACT OF TITLE to the following described real estate in Monroe County, State of Indiana, to-wit:

A part of the Northeast Quarter of the Northwest Quarter of Section One (1) Township Eight (8) North, Range Two (2) West, bounded and described as follows, to-wit: Beginning at a point that is 223.03 feet West and 333.0417 feet South of the Northeast corner of said quarter quarter, said point being at the Southwest corner of the tract of land heretofore conveyed by the grantor to James Ross Williams, Jr., and others, as set out in Deed Record 146 at page 495 of the records of the Recorder of Monroe County, Indiana; thence North Two Hundred Ninety-six and Seventy-seven hundredths (296.77) feet along the West line of the tracts conveyed to James Ross Williams, Jr., and others, in Deed Record 146 at page 495 of the records of the Recorder of Monroe County, Indiana, and The Ohio Oil Company, as described in the deed set out in Deed Record 142 at page 152 of the records of the Recorder of Monroe County, Indiana, and to the South right of way line of State Highway No. 48; thence running North eighty-nine (89) degrees and two (02) minutes West over and along the said South right of way line for a distance of One Hundred Twenty (120) feet; thence leaving the said South right of way line and running South for a distance of Two Hundred Ninety-eight (298) feet; thence running North eighty-nine (89) degrees eleven (11) minutes East for a distance of One Hundred Twenty (120) feet, and to the place of beginning. Containing in all Seventy-seven hundredths (0.77) of an acre, more or less.

I THE UNDERSIGNED, A LICENSED CIVIL ENGINEER & SURVEYOR IN THE STATE OF INDIANA, DO HEREBY CERTIFY THAT FROM FIELD MEASUREMENTS, EXISTING LOCATIONS & OFFICE COMPUTATIONS I FIND TRACTS 1 & 2 TO BE CONTIGUOUS.

CIVIL ENGINEER & SURVEYOR

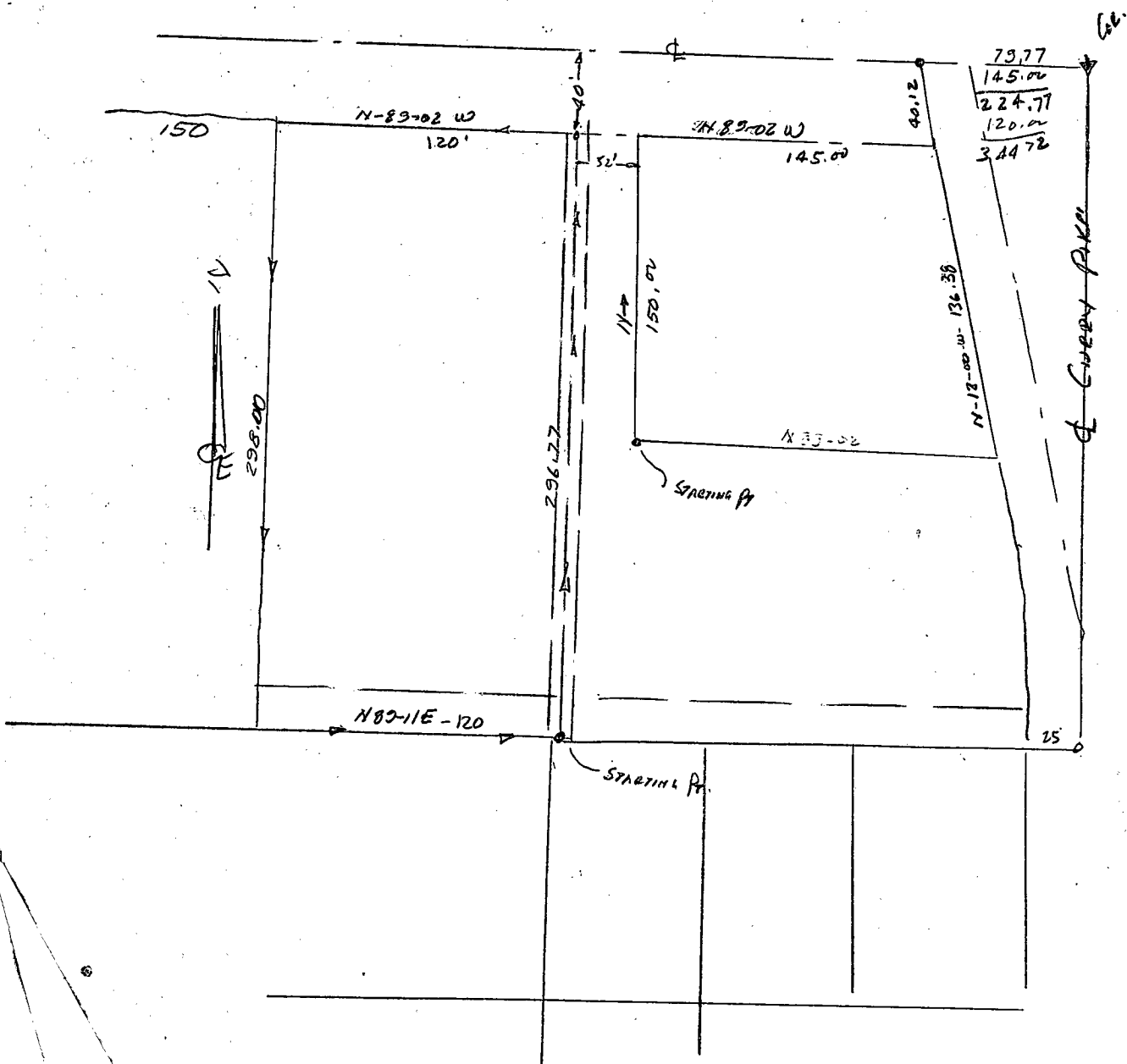
W

TRACT NO. 2

August 24, 1965

A part of the northeast quarter of the northwest quarter of Section one (1)-T8N;R2W-in Monroe County, Indiana. Beginning at a point that is 344.72 feet west and 40 feet south of the northeast Corner of the said quarter quarter and on the south right of way line of State Road number 48; thence running west over and along the said right of way line for 150 feet; thence running south for 299.51 feet and to the south line of a twenty (20) foot easement running east and west; thence running north 89 degrees-25 minutes east over and along the said south line of the said twenty foot easement for 150 feet; thence leaving the south line line of the said twenty foot easement and running north for 298 feet and to the place of beginning. Containing in all ~~1n~~ 0.3 acres, more or less.

John T. Sprockett



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